

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 8, 2009, 8:30 A.M.
10TH FLOOR - CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA**

William Roschen, President
Regina M. Freer, Vice President
Diego Cardoso, Commissioner
Robin R. Hughes, Commissioner
Fr. Spencer T. Kezios, Commissioner
Ricardo Lara, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner
VACANT

S. Gail Goldberg, Director
Vincent P. Berton, Deputy Director
John M. Dugan, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS. 7, 8, 9 and 10

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

The Commission has adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at www.planning.lacity.org under "Forms and Instructions". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at www.planning.lacity.org. Click the Meetings and Hearings" link. **Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest
- D. Presentation and review of the Downtown 101 Freeway Cap Park Concept, with District Director Douglas R. Failing and Vaughan Davies, Director of Urban Design EDAW/AECOM

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

3. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. [CPC-2007-5866-SN](#)
CEQA: ENV-2003-1377-MND (REC1)
Plan Area: Hollywood

Council Districts: 4, 5, 13
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Completed on November 12, 2008

Location:

Designated commercial and industrially zoned properties roughly bounded by the Hollywood Freeway (101 Freeway) on the north and east; Melrose Avenue on the south; and La Brea Boulevard on the west.

Requested Actions:

1. Pursuant to Section 13.11 of the Municipal Code, an Amendment of the Hollywood Signage Supplemental Use District.
2. Pursuant to Section 21082.1, adoption of a Mitigated Negative Declaration Reconsideration for the above referenced project.

Proposed Project:

An amendment of the Hollywood Signage Supplemental Use District proposing changes to regulations to prohibit certain signage and proposing changes to regulations governing the size, location, and density of certain signage within the District boundaries.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and recommend that the City Council adopt the requested Supplemental Use District, and Amendments to the Hollywood Signage Supplemental Use District, as modified, attached as Exhibit B.
2. Adopt Mitigated Negative Declaration Reconsideration - ENV-2003-1377-MND (REC1), attached as Exhibit C.
3. Adopt attached Findings.

Staff: Blake E. Kendrick (213) 978-1178

5. [CPC-2008-756-VZC-VCU-CU-CUB-ZV-ZAA-SPR](#)
CEQA: ENV-2007-717-EIR, SCH
No. 2007031050
Plan Area: Hollywood

Council District: 4
Expiration Date: 1/31/09
Appeal Status: VZC appealable to Council, if disapproved in whole or in part. Per LAMC Sec. 12.36 (Multiple Entitlements) Variance, CU and SPR are appealable to Council

PUBLIC HEARING – Completed on November 17, 2008

Location:

959 N. Seward Street, 6624 W. Romaine Street, 6505 through 6555 W. Barton Avenue

Requested Actions:

1. Pursuant to Section 12.32 of the Municipal Code, a Vesting Zone Change from MR1-1 (Restricted Industrial Zone) to M1-1-SN (Limited Industrial Zone).
2. Pursuant to Section 12.32 of the Municipal Code, a Vesting Zone Change to modify the boundary of the Hollywood Signage Supplemental Use District (Ordinance Number 176,172) to include the subject property (see attached map) and the incorporation of new language into the Hollywood Signage Supplemental Use District to regulate signage on the site.
3. Pursuant to Section 12.24 W 19 and 12.24 T 3 (b) a Vesting Conditional Use to permit floor area averaging for a unified development comprised of three contiguous parcels. [Note: Case number AA-2007-4309-PMLA was filed for the merger and re-subdivision of 14 existing lots into three new lots and was approved with conditions by the Advisory Agency on September 17, 2008.]
4. Pursuant to Section 12.24 W.27 of the Municipal Code, a Conditional Use to permit a Commercial Corner Development with three office buildings (maximum of 76 feet high) and a 73 foot high parking structure (with roof-mounted satellite dishes up to an additional 17 feet high) in lieu of the maximum permitted height for buildings and structures of 45 feet.
5. Pursuant to Section 12.24 W 1 of the Municipal Code, a Conditional Use to permit the on-site sale and consumption of a full line of alcoholic beverages in conjunction with an approximately 4,000 square foot employee commissary with proposed hours of alcohol sales Monday through Friday, 11 a.m. through 8 p.m.
6. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit the “early start” construction of the proposed project in the existing MR1-1 zone prior to the recordation of a Final Parcel Map.
7. Pursuant to Section 12.28 of the Municipal Code an Adjustment to Section 12.21.1 A to permit a Floor Area Ratio (FAR) of 1.54:1 in lieu of the maximum 1.50:1 FAR otherwise permitted for projects located on industrial zoned lots classified in Height District 1.
8. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review approval for a development project which will result in an increase of more than 50,000 square feet of non residential floor area.
9. Pursuant to Section 21082.1(c)(3) of the Public Resources Code, certification of an Environmental Impact Report (EIR), ENV-2007-717-EIR, SCH No. 2007031050, for above referenced project. Adoption of the proposed mitigation monitoring program and required findings for the adoption of the EIR. ADOPT ENVIRONMENTAL IMPACT REPORT (EIR).

Proposed Project:

Construction of an office complex catering primarily to entertainment-type users for offices, post-production, and editing facilities consisting of two office buildings and a parking structure. The proposed office buildings range in height from three to five-stories (45 to 76 feet), total about 241,568 square feet, and include an approximately 4,000 square foot employee commissary which proposes on-site alcohol sales Monday through Friday, 11 a.m. through 8 p.m. The proposed project would provide 737 parking spaces in an eight-story (up to 73 feet) parking structure, which includes six roof mounted satellite and/or microwave communication transceiver antennas/dishes an additional 10 to 17 feet high. The applicant also proposes approximately 6,200 square feet of signage throughout the site, the majority of which would be wall signs varying in size from 20 feet wide by 30 feet high to 60 feet wide by 20 feet high. The proposed project is located on a 156,717 square foot irregular shaped site with street frontages on Romaine Street, Seward Street, and Barton Avenue.

Applicant: Snyder 959 Seward, LLC: Michael E. Wise, Jerome H. Snyder, Milton I. Swimmer, Clifford P. Goldstein, Barbara M. Craft, Corinne Wise, Darren Swimmer and Steven Swimmer
Representative: Armbruster and Goldsmith, LLP, Mark Armbruster, Heather Lee

Recommended Actions:

1. Disapprove the requested Vesting Zone Change from MR1-1 to M1-1-SN as filed.
2. Approve and recommend that the City Council adopt a Vesting Zone Change from MR1-1 to (T)(Q)M1-1-SN (see attached maps) subject to the attached Conditions of Approval.
3. Approve and recommend that the City Council adopt a Vesting Zone Change to modify the boundary of the Hollywood Signage Supplemental Use District (Ordinance Number 176,172) to include the subject property (see attached map) and the incorporation of new language (Exhibit E) into the Hollywood Signage Supplemental Use District to regulate signage on the site.
4. Approve the requested Vesting Conditional Use to permit floor area averaging for a unified development comprised of three contiguous parcels.
5. Approve the requested Conditional Use to permit a Commercial Corner Development with three office buildings (maximum of 76 feet high) and a 73 foot high parking structure (with roof-mounted satellite and/or microwave communication transceiver antennas/dishes up to an additional 16 feet high) in lieu of the maximum permitted height for buildings and structures of 45 feet.
6. Approve requested Conditional Use to permit the on-site sale and consumption of a full line of alcoholic beverages in conjunction with an approximately 4,000 square foot employee commissary with proposed hours of alcohol sales Monday through Friday, 11 a.m. to 8 p.m.
7. Approve the requested Zone Variance to permit the "early start" construction of the proposed project in the existing MR1-1 zone prior to the recordation of a Final Parcel Map.
8. Approve the requested Adjustment to permit a Floor Area Ratio (FAR) of 1.54:1 in lieu of the maximum 1.50:1 FAR otherwise permitted for projects located on industrial zoned lots classified in Height District 1.
9. Approve the requested Site Plan Review findings.
10. Approve and recommend that the City Council adopt Environmental Impact Report ENV-2008-717-EIR, SCH No. 2007031050.
11. Adopt attached Findings, including the Environmental Findings.
12. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated on the attached pages.
13. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Kevin Jones (213) 978-1172

6. [CPC-2008-866-ZC-HD-SPR](#)
CEQA: ENV-2008-867-MND
Plan Area: Southeast

Council District: 9
Expiration Date: 1/28/09
Appeal Status: ZC appealable

PUBLIC HEARING - Completed on November 14, 2008

Location:
3574-3584 South Figueroa Street

Requested Actions:

1. Pursuant to Section 12.32 F of the Municipal Code and Footnote 14 of the Southeast Los Angeles Community Plan, a Zone/Height District Change from C2-1L (Commercial Zone) to (T)(Q) C2-2D (Commercial Zone with Development Limitations) to allow a Floor Area Ratio (FAR) of approximately 4.3:1 for a mixed use project which will reserve the residential units primarily for students.
2. Pursuant to Section 16.05 F of the Municipal Zone, a Site Plan Review Determination for projects creating 50 or more dwelling units.
3. Pursuant to Section 21082.1(c)(3) Adoption of a Mitigated Negative Declaration and required Findings for the above referenced project.

Proposed Project:

Demolition of an existing gas station and construction of a 6-story (up to 85 feet in height) approximately 98,825 square foot mixed-use building. The project would contain 56 dwelling units, proposed primarily for students, above about 18,220 square feet of ground floor commercial use. The project includes 159 parking spaces (120 residential and 39 commercial) in three subterranean parking levels all to be built on a 22,985 square foot site located at the northeasterly corner of Figueroa Street and Exposition Boulevard.

Applicant: Forward Progress Management Real Estate Fund, LLC; Eran Fields
Representative: Mark Brown - Brown/Meshul, Inc.

Recommended Actions:

1. Approve and recommend that the City Council adopt a Zone and Height District Change from C2-1-L to (T)(Q)C2-2-D;
2. Approve the requested Site Plan Review Approval for projects which result in an increase of 50 or more dwelling units.
3. Adopt ENV-2008-867 MND and Environmental Findings contained in the staff report.
4. Adopt attached Findings.
5. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the (T) Tentative classification be removed in the manner indicated on the attached page.

Staff: Lynda Smith, Hearing Officer (213) 978-1170

7. [CPC-2008-4809-ICO](#)
CEQA: ENV-2008-4810-CE
Plan Areas: Silver Lake – Echo
Park – Elysian Valley

Council District: 13
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING**Location:**

Generally bounded by Sunset Boulevard on the north, the Hollywood Freeway on the south, Bonnie Brae Street on the west, and Echo Park Avenue on the east.

Requested Actions:

1. Approval of an Interim Control Ordinance to temporarily regulate the issuance of building and demolition permits in a portion of the Silver Lake – Echo Park - Elysian Valley Community Plan Area within the proposed Echo Park Community Design Overlay (CDO) Study Area as shown on the attached map (Exhibit A).
2. Adoption of the Categorical Exemption No. ENV-2008-4810-CE.

Proposed Project:

An Interim Control Ordinance to temporarily regulate the issuance of building and demolition permits in a portion of the Silver Lake - Echo Park - Elysian Valley Community Plan Area within the proposed Echo Park Community Design Overlay (CDO) Study Area as shown on the attached map (Exhibit A).

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and recommend that the City Council adopt the Interim Control Ordinance (Exhibit B) imposing temporary regulations on the issuance of building and demolition permits which affect the addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure, landscaping, natural feature, or lot, within the proposed Echo Park CDO Study Area.
2. Approve the Staff Report and the Exhibits as the Commission Report.
3. Adopt the Categorical Exemption No. ENV 2008-4810-CE (Exhibit C).
4. Adopt attached Findings.

Staff: Arthi Varma (213) 978-1240

8. [CPC-2008-4504-MSC](#)
CEQA: ENV-2008-4502-ND
Plan Area: Central City

Council Districts: 9, 14
Expiration Date: N/A
Appeal Status: General Plan
Amendment not appealable

PUBLIC HEARING**Location:**

Subarea of Central City Community Plan for an area generally bounded by the 101 freeway on the north, the 110 freeway on the west, the 10 freeway on the south, and San Pedro and Alameda Streets on the east.

Requested Actions:

Approval of new footnote No.11 to Standard Plan Form No. S-470-0, Standard Street Dimensions to redefine improvements required for arterial street segments and approve new street cross sections within the designated subarea of the Central City Community Plan; certify Mitigated Negative Declaration No. ENV-2008-4505-ND and find that the Modified Standards will not have an impact on the environment.

Proposed Project:

Modification of Standard Plan Form S-470, City of Los Angeles Street Standards Dimensions.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the Staff Report as its report on the matter.
2. Approve new footnote No. 11 to Standard Plan Form No. S-470-0, Standard Street Dimensions.
3. Adopt attached Findings.
4. Certify Mitigated Negative Declaration No. ENV-2008-4505-ND and find that the Modified Standards will not have an impact on the environment.
5. Instruct the Director of Planning to transmit the Transportation Toolbox to the General Manager of the Department of Transportation for use in considering transit, bicyclist and pedestrian alternatives and improvements for new projects subject to CEQA clearance within the Subarea of Downtown.
6. Instruct the Director of Planning to transmit the modified Street Standards to the City Engineer for application and for placement on NavigateLA.

Staff: Simon Pastucha (213) 978-1475

9. [CPC-2008-4502-GPA](#)
CEQA: ENV-2008-4505-ND
Plan Area: Central City

Council Districts: 9, 14
Expiration Date: N/A
Appeal Status: General Plan
Amendment not appealable

PUBLIC HEARING**Location:**

Central City Community Plan

Requested Actions:

Pursuant to Charter Section 555 and Section 11.5.6 of the Municipal Code, a General Plan Amendment to re-designate selected streets, and revise relevant plan text and map; and recommendation to City Council for adoption; approve and recommend that the City Council adopt Negative Declaration No. ENV-2008-4505- ND.

Proposed Project:

The project proposes 1) re-designation of selected streets from Major and Secondary to Modified Major and Modified Secondary Highways; and 2) revisions to Chapter V of the Central City Community Plan text - Urban Design Chapter -- to incorporate Downtown Design Guide, Urban Design Standards and Guidelines.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and Recommend that the City Council adopt the requested General Plan Amendment to the Central City Community Plan: 1) re-designate selected streets from Major and Secondary Highways to Modified Major and Secondary Highways; and 2) revise Chapter V of the Central City Community Plan text to incorporate Downtown Design Guide, Urban Design Standards and Guidelines.
2. Approve and Recommend that the City Council adopt a concurrent amendment to the Transportation Element consistent with this action.
3. Approve and recommend that the City Council adopt Negative Declaration No. ENV-2008-4505- ND.
4. Adopt the attached Downtown Design Guide and Findings.
5. Instruct the Director of Planning to make the necessary changes to the Central City Community Plan and Transportation Element upon adoption by City Council.

Staff: Simon Pastucha (213) 978-1475

10. [CPC-2008-4503-CA](#)
CEQA: ENV-2008-4505-ND
Plan Area: Central City

Council Districts: 9, 14
Expiration Date: N/A
Appeal Status: Zoning Code
Amendment not appealable

PUBLIC HEARING

Location:

Subarea of the Central City Community Plan for an area generally bounded by the 101 freeway on the north, the 110 freeway on the west, the 10 freeway on the south, and San Pedro and Alameda Streets on the east.

Requested Action:

Amendments to various sections of the Los Angeles Municipal Code; approve and recommend that the City Council adopt Negative Declaration No. ENV-2008-4505-ND.

Proposed Project:

A proposed ordinance to clarify various sections of the Los Angeles Municipal Code 12.03 (Definitions), 12.21 (General Provisions), 12.22 (Exceptions), 12.37 (Highway Dedication and Improvement), 13.00 (Supplemental Use), 16.05 (Site Plan Review), 17.00 (Subdivisions), 18.00 (Parcel Maps) to streamline implementation of the Downtown Design Guide, Urban Design Standards and Guidelines.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt findings included in Attachment 1.
3. Approve and recommend that the City Council adopt the proposed ordinance (Exhibit A).
4. Approve and recommend that the City Council adopt Negative Declaration No. ENV-2008-4505-ND.

Staff: Simon Pastucha (213) 978-1475

11. **CITY PLANNING COMMISSION DISCUSSION OF PLANNING POLICY AND GOALS**

***The Commission may ADJOURN FOR LUNCH
at approximately 12:00 Noon.
Any cases not acted upon during the morning session
will be considered after lunch.***

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, January 22, 2009,**
at the **Van Nuys City Hall, 14410 Sylvan Street**
Council Chamber, 2ND Floor
Van Nuys, CA 91401

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.